

Meeting Minutes

South Yale Sector Development Plan

Design Workshop

Date: 09.22.07
Attendees: Community Residents/Business Owners, Strata Design, Councilor Isaac Benton, Council Staff: Kara Shair-Rosenfield, Planning Staff: Maggie Gould, Chris Hyer
Subject: Visioning the South Yale Sector Plan Area
Created By: Strata Design

General Description:

1. City Planner and Project Manager, Maggie Gould, began the meeting welcoming the participants and introducing Councilor Ike Benton.
2. Councilor Benton Remarks:
 - 1.5 years ago, area residents approached him about problems in the South Yale area
 - Councilors Heinrich and Benton passed MRA designation
 - Benton set aside funding for the South Yale Sector Development Plan (SDP)
 - The SDP process will address the challenges in the community and the possibilities
 - Typically zoning was off-the-shelf, one size fits all, and responded to 1950s suburban pattern of development
 - The SDP will look to new regulations/code that eliminate the unknown
 - Will be visionary not reactionary to achieve active street-life, clean up neighborhood

Community comments:

- One business owner whose property is located in the Southeast corner of the Sector plan area, speaking on behalf of himself and other business owners in that area, would like those properties removed from the sector plan. They feel that the sector plan is an additional layer of government control, and that they were arbitrarily included.
 - Question about legislation to prohibit parking on front lawn
 - Need to get Zoning Enforcement out to do a Zoning Sweep of the area
 - Lomas Community Center one of the nicest places along Yale
 - Need more information about a “Generator” project proposed along South Yale at Ross
 - Views along Yale are one its only aesthetically appealing attributes
3. Strata Design presented Agenda for the Meeting:
 - Description of Static Display Area: all data collected to date in back of room, area for viewing and adding to community concerns, area for providing community feedback to specific issues
 - Large Group Visioning Exercise
 - Small Group Visioning Exercises
 - Large Group presentations from Small groups

- Community image survey
4. Strata Design presented first visioning exercise: South Yale Visioning Slide Presentation (posted on City Website)
 - Slide presentation explained purpose of visioning exercise: From the community vision, goals/objectives and design concepts/regulation can be developed
 - Slides encouraged participants to think big and develop their *ideal vision* of their community
 - Slides presented images of neighborhood transformation of other communities based on realizing an ideal vision
 - Slides focused on transformations from auto-oriented development patterns to transit oriented development patterns

Summary of community comments:

- Images are inspiring
 - Where are these towns? Images don't show differentiation between towns, they also reflect a certain type of "generica" no sense of place.
 - Images show importance of trees, wide sidewalks
5. Strata Design presented second visioning exercise: Small group/Focus group

Strata Design developed four focus areas to facilitate discussion. These four focus areas included: Retail/Commercial; Entertainment/Hospitality/Events (UNM,CABQ, etc); Public Realm; and, Healthy Neighborhoods. Each community member had the opportunity to participate in two focus areas. Approximately 45 minutes was devoted to each focus area. Each group member stated their ideal vision for South Yale, had the opportunity to respond and comment to a series of photographic images relating to the focus area and participate in a discussion about key issues which may affect the South Yale Corridor. One member of the group took notes and one member of the group shared the group's notes with community during the following large group exercise. The following is a collection of the information recorded in the focus groups (taken from group notes). It presents individual ideas, concerns and comments – not a collective consensus. Blanks indicate difficulty in deciphering handwriting.

- Retail/Commercial Focus group discussion items:
 - There is a conflict between local resident's use and airport/hotel use
 - Need all services, such as clinics, gym, healthcare, bookstore, restaurants within a 3/4 mile walking distance
 - Do not want to have to need a car
 - Needs to be pedestrian friendly
 - Needs to support local business, attract local business owners
 - Needs to be a unique area, have local identity
 - Keep out large chain stores (use methods to make it undesirable)
 - Model green – promote solar, use reclaimed water, uses native trees, make bike friendly and pedestrian friendly, promote mass transit, use energy self-sufficiency, green building principles and make it attractive

- Local identity important
- Multi-level ok, 1-3 story, preserve sunsets on horizon
- Attract people to the area with a theme – sports, art with sculptures donated by the community, green – solar, water catchments, New Mexico
- Better grocery store, a hardware store
- Could have a large business on Gibson
- Non Generic
- Don't want used car lots and salvage yards
- Need more density – multi- level 1-4 stores, mixed use, varied or staggered to preserve view from east and west (over two stories requires elevator)
- Want areas of views preserved
- Urban Density – use community center land as family friendly congregating space
- Use Sunport pool – advertise, extend hours, connect path between pool and community center
- Long hours – attract night life, bars etc.
- Entertainment – noise might be an issue
- Mixed use – small local businesses, businesses on bottom, housing or offices on top
- Need streetscape, want trees/plants/artwork
- Some angled parking and some parallel parking – increase and varied with attention paid to bike lane and distance to store front and appearance
- Could petition artists to decorate power poles etc.
- Support current hotels and tourism, but don't want them to dominate the feel of community
- Don't like current ugly, generic hotels. Want to encourage more full-service hotels with restaurants, entertainment etc. (example: La Fonda in Santa Fe)
- Better artistic street lighting – down lighting such as downtown (responsible to light pollution for residents)
- Make it a destination with local identity and serving local needs
- Don't want to see big box or smaller scale big box
- Things that fit will: bookstore, small restaurants, coffee shops
- Promote park once – pedestrian oriented (friendly) small businesses with parking behind
- Community inclusive mixture of residents, tourists, sports enthusiasts
- Local business – need a balance of local and corporate
- Small neighborhood businesses rather than franchise
- Promote pride in ownership
- Need a buffer between residential and commercial
- Heights – 3 stories creates 'canyon' effect – 2 stories or 3 stories with envelop restrictions or buffer – transition to single story residential
- Limit residential – need more commercial
- Commercial priority – residential supportive
- Market will drive rental housing (university)
- Late hours ok – some noise concern
- Need to consider delivery trucks – accommodate 'backside' services, 40' trucks
- Need medians down center for vehicle/pedestrians

- Speed limit varies from 25-40 – need slower speed, traffic calming
 - Need pretty green mixed use that is pedestrian friendly
 - Need venues appropriate to family oriented/sports related – no strip clubs – like Applebee's, bookstore, flying star
 - No M-1, M-2, stick to commercial, no aviation related uses
 - Retail/commercial being developed along Gibson on base for Sandia Labs, base and Hospitals
- Entertainment/Hospitality Focus group discussion items:
 - Underlying concern is creating an environment where people feel comfortable enjoying themselves
 - Lot of people in neighborhood, just not 24/7
 - Would like to see internet café/wifi zone
 - More transportation to keep people circulating in the area
 - Need pedestrian friendly sidewalks and medians/sufficient parking (parking garage) for small entertainment
 - More police presence to give a comfort level
 - Korean war memorial development
 - Would like to see a multi-use arena
 - Would like a building such as South Broadway cultural center
 - Cesar Chavez/I 25 egress/ingress needs improvement
 - Need a game or arcade area
 - Need exercise course and/or gym
 - Need a dog park
- Healthy Neighborhoods:
 - Pedestrian friendly wide, landscaped walks, ADA compliant and safe for disabled
 - Medians in the areas that would accommodate them
 - Properties need to be well maintained
 - Good lighting, which is appropriate for the area
 - Mixed use – different types of businesses i.e. Gym, clinic, coffee shop, ice cream store, ace hardware
 - Police substation
 - Traffic engineers should have to drive Yale between Garfield and Coal, heading north/
 - Exit for Cesar Chavez from freeway in mornings and game times
 - Bus stops a problem where there is only one lane (concern with people pulling around)
 - Would like to see easy to care for bus shelters
 - Would like to see mixed use, no more single use apartments, townhouses on Yale and Kathryn have fallen into rentals. Outside area (of wall) along Kathryn not taken care of. Ground floor of mixed use retail – top floor living space.

- Small retailers. No auto wrecking yards. Current auto body shop produces odors
- Food store, health clinic, ice cream shop, coffee shop , hardware store
- Add trees
- Look at Portland Oregon
- Lower speed limits, give bikers room
- Signage should be used in a better way
- Parking is an issue for events
- Traffic after events is a nightmare
- BMX park should have been thought through more, initial plan was changed – loud, dusty
- Buses could be smaller.
- UNM could help tourists get to games etc. for all their activities
- Buses need to run late enough (for events)
- Hotels should help tourists get to different activities, games, state fair, balloon fiesta
- Want to see a safe environment for everyone
- Projects that would promote community ownership
- Crime free
- Vegetable gardens in vacant lots
- Laundry mat
- Safety in walking – family friendly, no alcohol, people watching out for the other guy
- No homeless, transitional housing
- Low income housing brings about a sense of depravity – mental health services addressed and accessible and followed through
- Chamber of commerce/art and visitors center that is open 24/7
- Local flavor – fry bread stands
- Litter free = crime free
- Pueblos style architecture
- Streetscape – no chain link fence – wrought iron keeps shape, ponderosa pine is low maintenance, holds up well
- More bus service on Sundays, time between buses too long, too long to get bus from airport, frequent bus stop times encourage and broaden usage, run late enough to bring people home from work
- Don't want density
- Work for enforcement of zoning codes
- More ownership – addresses by covenants not by zoning
- Mixed use with no loop holes, specify 50% commercial along Yale corridor and buffer in back with landscaping and parking no blending
- Street designs – sidewalk with walls need landscape outside wall
- Streetscape – street lighting between ACC and Gibson along Yale
- Need clearly marked bike lanes
- Need expert from Bike Albq.
- Pedestrian management plan around sports venues e.g. Cobblestone for sturdy crossings two bays
- Transportation pattern – UNM shuttle needs to stay on Cesar Chavez
- Street crossings with cobble and paint

- Street furniture – that is function and convenient, San Mateo, South Fourth street, trash receptacle and _____, signage to help visitors
 - Billboards need to be gone or reduced
 - Way finding signs with symbols
 - Direction to I-25, I-40, UNM, Old Town, Downtown, Edo, sports venues
 - Tourism – short period venue, need city help need gathering places to eat, shop
 - Crime - cleaner on Yale, zoning _____ use _____ and Make a difference day.
 - Use banner at CC and _____ with pavement and landscaping for events in area
 - Mini tourist center
 - General vision – safe (crime free), clean, walkable, where maintain property values
 - Get together interest, pedestrian friendly multi-generational environment e.g. Community garden
 - Vibrant economic area, e.g. retail and shopping, target people who come here for sports
- Public Realm:
 - Dilapidated sidewalks look like crumbling infrastructure; makes a statement that we're a poor city and don't care
 - People can't walk along Yale sidewalks without hitting obstacles
 - Sidewalks in area are neglected; not safe for pedestrians; difficult to walk for disabled
 - Concern about gentrification; want to insure all economic classes are included in redevelopment
 - Public realm should reflect New Mexico in style, landscape, etc
 - Buildings should be set close to sidewalk, with some variation for street facing patios, etc.
 - No front facing parking lots
 - No sea of asphalt
 - No large single purpose buildings along Yale (Kmart); ok if location can support size
 - Lots too small to support parking in front
 - Landscaping in parking lots
 - Permeable paving in parking lots
 - Make sure sidewalks wide enough so that not crowded
 - Residential development along Yale viable if traffic speed slows down
 - Small retail, what about parking
 - Angled parking could be appropriate
 - Need lots of shading opportunities along Yale
 - Yale needs to be softened with landscaping
 - Sidewalks to be wide enough to accommodate landscaping
 - No outdoor seating
 - Vary setback to allow sidewalk life
 - Bike lanes dangerous
 - What about clear sight triangles if buildings are at 0 setback at corners
 - Need clear visibility for drivers
 - Need parking structures

- Parking with retail uses
- Need better management of traffic
- Mixed use makes sense
- Mixed use should be economically available to all populations
- Sidewalks need more furniture
- Wider sidewalks buffer traffic
- Need shade/awnings
- No setback is appropriate for Yale
- Need good variety of storefronts
- Concern about parking approach
- Like varied heights and store fronts; also multi-use; not sure about angled parking
- Congestion with high density
- Like a staggered roof line
- Want a smoke/tobacco free environment
- Need to make sure bus stops are more protected, trash receptacles nearby
- Need more seating and greenery at bus stops
- Need shade at bus stops
- Light rail is dangerous
- Business should be closer to street, possibly with parking away from street; landscape is a must
- Don't want drive-thrus, large set backs or parking in front
- Alcohol a concern, drive-up windows a concern
- Unconcerned with large retail moving in
- Like bike paths, need to be safe
- Need public access to toilets
- Create vision of urban forest
- Protect views
- Yale as Gateway, create a unique sense of place, landscape to be regional, xeric, medians like Indian School or Gibson
- Currently Yale feels too long
- Need to create pedestrian connectivity
- Landscaping and sculptures in the corridor
- From Village Inn north, landscaping thins out to non existent
- Likes medians westbound from airport
- Need better maintenance, more crosswalks, lower speed zones
- Need better signage, bus shelters
- Think proactively about bike paths on Yale
- Sector plan should have moral responsibility to each and every individual
- Crumbling infrastructure needs to be fixed, can't walk down sidewalks
- Pedestrian friendly, canopy trees, small businesses, slower traffic, lots of public transportation
- Visual gateway – welcome to Albq., public info. Kiosk, Korean war memorial, oasis, varied building shapes and sizes
- Would like to see a physical gateway
- Need lots of greenery, art and sculpture
- Family friendly
- Provide tourist info at park

- Provide park and ride for street car
- Need wide sidewalks, outdoor courtyard
- Need gateway into Loma Linda park
- Would like to see a fitness center
- Real time info for transit
- Multi-function sidewalk
- Reasonable property costs – for locals
- Control of signage
- Mixed income housing
- Easy and attractive place to conduct business
- Lots of variety
- Reliable accessible transportation, allows for spontaneous lifestyle
- Dog friendly, as well as on transportation
- Need bike lanes
- Need to promote velo park
- Need bikeway to link to mesa del sol
- Need rumble strips and traffic control, more 4-way stops, roundabouts with 4-ways stops
- Decrease alcohol and tobacco signage
- Need banners, creates sense of place
- Need xeric landscaping – not big leafy green trees
- Yale is not good as a bike route
- Need sidewalk improvements
- Less pedestrian traffic south of Kathryn
- From airport west – beautiful landscape and sculptures right past airport (north on Yale) past – sign goes downhill (village inn)
- Need to encourage business owners to maintain their landscapes
- Need more crosswalks. Be practical (remember drivers)
- Need signage
- Need bus shelters and street furnishings, trees, benches, wider sidewalks
- Bike route is on Buena Vista – city recognizes that Yale is not safe – no signage on Buena Vista indicating route
- Yale, 15 – 22,000 cars/day. Hotels 85% to 100% occupancy all the time
- Light rail could have significant negative impact (re. Pedestrians) would make more sense on University (actually has a loop)
- Sector plan – statement of moral responsibility – take care of everybody (Project share improves its property to the best of its ability)
- View corridor – open, not closed, not tunnel view
- Need larger sidewalks, more pedestrian friendly
- ADA accessible protection while waiting for bus
- Need a parking structure
- Need ownership of public realm – sense of responsibilities
- Need regionally appropriate landscape and architecture

6. Small group representative presented summary of their focus group meetings

Following the small group exercise, each group representative presented their information to the large collective group.

- Entertainment/Hotel/Events/Hospitality (2 groups)
 - Crime and safety issues
 - Add entertainment for visitors
 - WiFi zone
 - Satellite park/ride
 - Pedestrian friendly/medians/sidewalks widened
 - Artsy entertainment (Restaurants with patios)
Outpost type of idea (south Broadway center)
 - Korean war memorial for reflection
 - Egress/Ingress at Cesar Chavez
 - Multi-generational services
 - Exercise course/gym/Dog park
 - Well rounded activity
 - Keep/attract visitors
 - tourists to stay in area
 - folks who use sports venues to have places to go and eat
 - medians not attractive
 - permanent signage
 - wayfinding from airport to all areas (kiosk) of city to south Yale destination
 - variety of restaurants
 - bus transportation for visitors and sports attendees
 - more vibrant businesses
 - where do people go after the game/pre-event? Market area for them within walking distance (LoDo – Denver)
 - Musical theatre SW behind charter school – how to use this under utilized facility
 - Real time at bus stations and destination

- Retail/Commercial – (2 groups)
 - Yale as destination corridor
 - Exploit what market study shows
 - Foot or by public transit retail, health care
 - bike/bus friendly
 - local identity unique to area (sports, art, green building) - unifies area, opportunity since non existent
 - 1-3 story building – height varies, view to capture sunsets/sunrise views
 - local art donations – art showcase – murals/sculpture to support venues
 - lighting
 - Sunport pool – better utilize/open fences for gateways/link to community center and residential areas
 - unique character – smaller local businesses no generic effect
 - Transportation –park once if street car is not feasible
 - delivery trucks for retail need to be considered
 - Family vs. Sport related venues – may be issues

- Pride in ownership – less trash
 - Lane of on street parking at bus pullouts
 - Off street parking in back of building
 - 2-3 story mixed use – not lining with 3 stories
 - residences/tourists/sports – mix of uses
 - speed limits – slow down/calm traffic
 - regional appropriate landscape/architecture
 - transition to single family from multi-story housing
 - Santa Clara – 2-3 lane transitions – needs improvement
- Public Realm – (2 groups)
 - sense of responsibility/ownership
 - regionally appropriate
 - view corridor (not tunnel vision)
 - ADA – wide sidewalks – attractive
 - Gateway
 - Attractive corridor
 - access to parks/”oasis” for families
 - park and ride
 - public transit/frequent/more accessible
 - bike lanes, velo park, mesa del sol
 - control traffic – four way stops, speed bumps
 - signs
 - pet friendly – buses etc.
 - do not want “over gentrify California effect”
 - ‘Urban bosque’
 - Alcohol-liquor sales – decrease
 - but nightlife is desired
 - limit liquor establishments – research what c-2 zoning allows
 - 7-11 problems
 - no package liquor – Jubilation type exception, Quarters good also, good ours, decent business
 - restaurants ok
 - no adult entertainment (prohibit use)
 - drive up pharmacy – ok, but bad air pollution with drive ups
- Healthy Neighborhoods (3 groups)
 - 1 mile radius
 - crime free/reduction
 - community ownership Laundromat
 - vegetable/flower gardens
 - people watching people
 - no homeless, etc.
 - open 24/7
 - pueblo style architecture

- no chain link/wrought iron better
- more buses (Sundays) late
- wide sidewalks, ADA, safe medians
- properties well maintained
- good lighting/appropriate
- mixed uses, gym, coffee shop, ice cream, ace hardware
- police substation
 - -add to safety of neighborhood
 - -room in Loma Linda? Share land?
- welcome traffic engineer (one lane on Yale)
- freeway – Cesar Chavez
- bus stops on one lane – cars passing
- bus shelters – clean, shelters
- decreasing size of buses
- no more apartments
- Portland Oregon, compare for design
- Hotels and UNM events – provide transportation
- Mixed use – landscaping/parking in back/careful of walls
- bikes – what do they need?
- Billboards need to be removed – 21 now
- Gathering areas – multi-generational
- Economically vibrant
- Kathryn/Yale intersection lines
- Cost/expensive, careful of allocation – take care of basics

7. Strata presented third exercise: Community Image Survey

Due to the limited time, the community was presented with the option to stay past 4 pm and take an image survey or to take it again at a later time. The image survey consisted of 60 slide images with the objective to score the appropriateness for the South Yale Corridor. Eleven people participated in the survey. The survey will be offered again at the next meeting for those interested in participating.